

**MINUTES OF THE
CITY OF GREENSBORO
MINIMUM HOUSING STANDARDS COMMISSION
REGULAR MEETING
APRIL 14, 2015**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission (MHSC) was held on Tuesday, April 14, 2015 in the Council Chambers of the Melvin Municipal Office Building, commencing at 1:34 p.m. The following members were present: Justin Outling, Chair; Shermin Ata; Robert Kollar; and Horace Sturdivant. Staff present included: Elizabeth Benton, Cheryl Lilly, Gloria Gray, Barbara Harris, Mark Wayman and Inspectors Don Sheffield, Roddy Covington, Roy McDougal; Donald Foster, Rich Stovall, Jarod Larue, and Brad Tolbert. Also present was Terri Jones, Attorney for the Commission, and Mary Lynn Anderson, City Attorney's Office.

1. REQUEST OF STAFF OF ANY CHANGES TO THE AGENDA:

Gloria Gray, Code Compliance Administrator, noted the following changes in the agenda:

Item 10: 1403 Martin Luther King, Jr. Drive - This property has been repaired by the owner and should be removed from the agenda.

Item 16: 2403 Ellington Street – This item has been rescheduled until the May 15, 2015 meeting.

2. SWEARING IN OF CITY STAFF TO TESTIFY:

City staff was sworn as to their testimony in the following matters.

3. SWEARING IN OF OWNERS, CITIZENS AND ALL OTHERS TO TESTIFY:

Property owners and citizens were sworn as to their testimony in the following matters.

4. APPROVAL OF MINUTES FROM MARCH 10, 2015 MEETING:

Ms. Ata moved approval of the March 10, 2015 meeting minutes as written, seconded by Mr. Kollar. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Ata, Kollar, Sturdivant. Nays: None.)

CONTINUED CASES:

- 5. 708 Haywood Street** (Parcel #0003544) Leroy Fields and Alicia Fields-Minkins, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal. Continued from December 9, 2014; February 10, 2015 and March 10, 2015 meetings.
(CONTINUED UNTIL JUNE 9, 2015 MEETING)

Ms. Gray stated that the date of initial inspection was April 24, 2013. The date of the hearing was May 6, 2014 and the Repair Order was issued May 15, 2014. The Order expired June 16, 2014. The City did not have to secure the property. There are children living in the area where the property is located but there is no school nearby. There is no history of police complaints.

Alicia Fields-Minkins, 5 Fleming Terrace Circle, updated members on progress that has been made on this property. The property has been reappraised and they have an understanding that UNC-Greensboro is no longer planning to demolish the neighborhood. Negotiations were made with the previous contractor for completion of the unfinished work. Her personal deadline for completion is Father's Day, the second Sunday in June, 2015. No actual work has been done since she last appeared before the Commission. The contractor is en route from South Carolina and is not present to provide a complete timeline for all three phases of the work.

Mr. Sturdivant moved to continue the case until the June 9, 2015 meeting, seconded by Mr. Kollar. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Sturdivant, Ata, Kollar. Nays: None.)

- 6. 3102 Summit Avenue – Apartments I - N** (Parcel #0032354) Basil and Sophia Agapion, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal. Continued from June 1, 2013; August 13, 2013; November 12, 2013; January 14, 2014; April 8, 2014; August 12, 2014; December 9, 2014; and February 10, 2015 meetings.
(CONTINUED UNTIL MAY 12, 2015 MEETING)

Ms. Gray stated that the dates of initial inspection were May 21, 2014 and November 8, 9, and 13, 2012. The Orders to Repair were issued November 16, 2012 and December 17, 2012. The Orders expired on December 17, 2012 and January 16, 2013. The City did not have to secure the property. There are children living in the area where the property is located and there is no school nearby. There is a history of police complaints.

Irene Agapion, 625 South Elm Street, stated that 12 of the 14 units that were written up are in compliance. Units I and N are the last two units and require the greatest amount of work. They were hoping to have Unit N released last Friday because the actual repair work has been completed. The mechanical inspection on this unit passed on April 1, 2015 and the gas and water have been turned on. The delay has been in getting the power turned on in the unit. Duke Energy has said that the power should be turned on later in the day so the unit can be released tomorrow. Unit I has been cleaned and painting is under way. Unit I should be completed by the end of the month. She requested a continuance until the May, 2015 meeting so that all 14 units can be in compliance.

Mr. Kollar moved to continue this matter until the May 12, 2015 meeting, seconded by Ms. Ata. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Sturdivant, Ata, Kollar. Nays: None.)

- 7. 512 Doak Street** (Parcel #0003511) James and Angela Griffin, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal. Continued from February 10, 2015 meeting. **(CONTINUED UNTIL MAY 12, 2015 MEETING)**

Ms. Gray stated this property was initially inspected on July 25, 2014. A hearing was held on August 19, 2014. An Order to Repair was issued on the same day and expired September 18, 2014. The property did not have to be secured by the City. There are children living in the area where the property is located and an elementary school is nearby. There have been no police complaints on this property.

Jose Aquilla informed members that he would like to purchase this property. He has hired an attorney to facilitate the closing and he requested additional time to make repairs on the property.

Inspector McDougal confirmed that Mr. Aquilla has entered into a contract to purchase the property. The owner could not be present. The property has been secured.

Mr. Aquilla asked for three to four months to bring the property into compliance following completion of the contract. His attorney has indicated it should take two more weeks to purchase the property.

Ms. Ata moved to continue the case until the May 12, 2015 meeting, seconded by Mr. Sturdivant. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Sturdivant, Ata, Kollar. Nays: None.)

Mr. Kollar asked Mr. Aquilla to have a plan for the proposed work when he returns at the May 12, 2015 meeting.

- 8. 3721 Martin Avenue** (Parcel #0046813) William and Carole Mathis and Estate of Treva Dodd, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal. Continued from the March 10, 2015 meeting. **(CONTINUED UNTIL MAY 12, 2015 MEETING)**

Ms. Gray stated this property was initially inspected on February 6, 2014. A hearing was held on March 11, 2014. An Order to Repair was issued on March 13, 2014 and expired April 14, 2014. The property did have to be secured by the City. There are children living in the area where the property is located and an elementary school is nearby. There have been no police complaints on this property.

Members are in receipt of an email regarding this property. The owner could not be present today. Chair Outling noted that the email states there has been no resolution to provide clarity as to the status and ability to sign as a minor. The matter is moving slowly as it involves both the legal systems in Virginia and North Carolina. A third party wishing to purchase the property learned that a minor had an interest in the property and as a result, there has been a delay in the purchase. The email reflects that no progress has been made in the issue of the title and no timeline has been given as to when a resolution might occur.

Mr. Sturdivant moved to continue the case until the May 12, 2015 meeting, seconded by Ms. Ata. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Sturdivant, Ata, Kollar. Nays: None.)

Ms. Ata asked the City to contact Mr. Mathis to inform him that Commissioners are requesting a plan or an update on progress being made as this matter cannot continue to go on indefinitely.

- 9. 4433 Anderson Street** (Parcel #00056432). Ronald Miller, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Rich Stovall. Continued from the September 9, 2014; November 13, 2014; January 13, 2015; and February 10, 2015 meetings.
(CONTINUED UNTIL MAY 12, 2015 MEETING)

Ms. Gray stated this property was initially inspected on November 14, 2013. A hearing was held on April 29, 2014. An Order to Repair was issued on April 29, 2014 and expired May 29, 2014. The property did not have to be secured by the City. There are children living in the area where the property is located but there is not a school nearby. There have been no police complaints on this property.

Ronald Miller, 4435 Anderson Street, informed members that the siding work has almost been completed. The gable on the roof has been redone. Additional shingles need to be attached to the roof which should take an additional day and a half to complete.

Inspector Stovall was at the property on April 13, 2015. He informed members that there are still some things that need to be done on the exterior and the condition of the interior has not changed from the video being shown. He assessed that progress is moving along but he had hoped the roof and siding would have been completed by today. The repairs have almost been completed.

Inspector Sheffield stated that the description of work does not match what is on the permit. No other permits have been taken out for this property. A Stop Work Order will be placed on the house.

Ms. Ata asked Mr. Miller when he intends to finish the work that has been ongoing since last September. He indicated that financial issues, health issues, and weather conditions slowed down progress. He is continuing to make repairs after work and on weekends.

Mr. Sturdivant urged Mr. Miller to revisit the permit issue to have it revised to match the scope of work being done. According to a timeline previously submitted, Mr. Miller indicated the property would be in compliance by November, 2015.

Ms. Ata stated that Commissioners needed to see that progress was being made. Given the improved weather and his new job, she urged Mr. Miller to speed up his process to be able to get faster results.

Ms. Ata moved to continue the case until the May 12, 2015 meeting, seconded by Mr. Sturdivant. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Sturdivant, Ata, Kollar. Nays: None.)

- 10. 1403 Martin Luther King, Jr. Drive** (Parcel #005366) Despina Agapion, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Brad Tolbert.
(WITHDRAWN)
- 11. 1239 Randolph Avenue** (Parcel #003148) Margaret Freeman and Ruby Dean, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Brad Tolbert. Continued from December 9, 2014 meeting. **(CONTINUED UNTIL JUNE 9, 2015 MEETING)**

Ms. Gray stated this property was initially inspected on March 19, 2014. A hearing was held on August 25, 2014. An Order to Repair was issued on September 17, 2014 and expired on October 16, 2014. The property did not have to be secured by the City. There are children living in the area where the property is located but there is not a school nearby. There have been police complaints on this property.

Doris Canada, 1409 Dunbar Street, updated members on progress that has been made at the property. Since the last meeting, the plumbing has been completed and cabinets have been installed in the kitchen. They are making repairs as funding allows. She asked for at least a three-month continuance.

Inspector Tolbert visited the property on April 10, 2015 and confirmed that new kitchen cabinets were installed, plumbing has been completed and there is now no water in the basement area. It was noted that there have been no recent complaints to the police department at the property.

Mr. Sturdivant moved to continue the case until the June 9, 2015 meeting, seconded by Ms. Ata. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Sturdivant, Ata, Kollar. Nays: None.)

NEW CASES:

- 12. 1120 Warren Street** (Parcel #0014518) Kevin L. Herndon, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Roddy Covington. **(INSPECTOR UPHELD)**

Ms. Gray stated this property was initially inspected on August 21, 2013. A hearing was held on January 7, 2015. An Order to Repair was issued on January 7, 2015 and expired February 6, 2015. The property did not have to be secured by the City. There are children living in the area where the property is located but there is not a school nearby. There is no history of complaints to the police department.

Chair Outling asked Ms. Gray if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was April 8, 2015; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Gray stated that she agreed with these questions.

Ms. Gray stated that the list of violations includes doors need to be weathertight; windows need glazing; exterior wood surfaces need to be maintained by painting or other protective coating; foundation walls have holes or cracks; roof drains, gutters and downspouts in disrepair; handrails are loose, damaged or improperly maintained; shed at right rear is collapsed; dense growth of weeds and grass in rear; all appliances shall be capable of performing the intended function; cracked or missing electrical outlet cover; electrical equipment needs to be properly installed and maintained; exposed wiring at outlet; exposed wiring at light fixture; power not on at time of inspection; unsafe electrical wiring; lighting required in public halls, stairways, kitchen, bathroom, laundry room, boiler room, and furnace room; missing smoke detectors; duct system must be capable of performing required function; heat, either gas or electric, not on at time of inspection; heating system not maintaining 68 degrees in habitable rooms, bathrooms; every dwelling unit shall contain a bathtub or shower, bathroom sink, toilet and separate kitchen sink; doors need to be weathertight; plumbing facilities must be maintained in a safe, sanitary and functional condition; plumbing not properly connected to public sewer system; water not on at time of inspection; water heater not properly installed or maintained; unclean and unsanitary floors, ceilings and/or walls; walls have peeling, chipping or flaking paint that must be repaired, removed or covered; walls have cracks, holes or loose plaster, decayed

wood or other defective material that must be corrected; ceiling contains holes, loose material and/or in disrepair; bathroom must have a door and interior lock; double keyed deadbolt not permitted on means of egress door; locks not maintained or missing from window; screens required on doors and windows; every window shall open and close as manufactured.

There was no one present to speak on this property. Staff has not heard from the owner regarding his or her inability to attend the meeting.

Mr. Sturdivant moved to uphold the Inspector, seconded by Mr. Kollar. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Ata, Sturdivant, Kollar. Nays: None.)

Chair Outling stated that the property involved in this matter is located at **1120 Warren Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

13. 1200 Warren Street (Parcel #0014518) Kevin L. Herndon, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Roddy Covington. **(INSPECTOR UPHELD)**

Ms. Gray stated this property was initially inspected on July 30, 2013. A hearing was held on January 7, 2015. An Order to Repair was issued on January 7, 2015 and expired February 6, 2015. The property did not have to be secured by the City. There are children living in the area where the property is located but there is not a school nearby. There is no history of complaints to the police department.

Chair Outling asked Ms. Gray if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was April 8, 2015; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Gray stated that she agreed with these questions.

Ms. Gray stated that the list of violations includes window frames are rotted and need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coating; foundation walls have holes or cracks; roof drains, gutters and downspouts in disrepair; handrails required on one side of stair having more than 4 risers; all exterior property shall be maintained free from weeds/plant growth in excess of 12"; all appliances shall be capable of performing the intended function; cracked or missing electrical outlet and switchplate covers; electrical equipment needs to be properly installed and maintained; exposed wiring at outlets and light fixtures; power not on at time of inspection; unsafe electrical wiring; doors difficult to operate; lighting is required in public halls, stairways, kitchen, bathroom, laundry room, boiler room, furnace room; missing smoke detector; duct system must be capable of performing required function; heat, either as or electric, not on at time of inspection; heating system not maintaining 68 degrees in habitable rooms, bathrooms; plumbing facilities must be maintained in a safe, sanitary and function condition; water heater not properly installed or maintained; unclean and unsanitary floors, ceilings and/or walls; walls have peeling, chipping or flaking paint that must be repaired, removed or covered; walls have cracks, holes or loose plaster, decayed wood or other defective material that must be corrected; rotten flooring must be repaired; ceiling contains holes, loose material, and/or in disrepair; doors need to be weathertight; bathroom and bedrooms must have door and interior lock; locks not maintained or missing from windows; screens required on doors and windows; screens on doors should be self-closing and latching; every window shall

open and close as manufactured; windows need glazing and need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls not weatherproof or has loose or rotted material; roof water shall not be discharged as to create a public nuisance; all exterior mechanical appliances shall be properly installed and maintained in a safe working condition and capable of performing intended function; open ground outlets; unsafe electrical wiring; foundation walls have holes or cracks.

There was no one present to speak on this property. Staff has not heard from the owner regarding his or her inability to attend the meeting. It was noted that the Inspector had to get an Administrative Warrant to enter the property. The property has been secured.

Mr. Kollar moved to uphold the Inspector, seconded by Mr. Sturdivant. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Ata, Sturdivant, Kollar. Nays: None.)

Chair Outling stated that the property involved in this matter is located at **1200 Warren Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

14. 3607-16 McCuiston Road (Parcel #0062199) Covington Place Homeowners, CT Corporation and H.R.W., Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Brad Tolbert. **(CONTINUED UNTIL JUNE 9, 2015 MEETING)**

Staff noted that this should have been a **Continued Case** from February, 2015.

Ms. Gray stated this property was initially inspected on August 27, 2014. A hearing was held on August 27, 2014. An Order to Repair was issued on October 30, 2014. The Order expired December 2, 2014. The property did not have to be secured by the City. There are children living in the area where the property is located but there is not a school nearby. There is no history of complaints to the police department.

Greg Spink, 5121 Plaza Parkway Boulevard, Charlotte, North Carolina was present on behalf of Bank of America, the mortgage holder. The HOA was the successful bidder and current property owner. Bank of America will be doing a foreclosure. Since the last meeting they have obtained a BPO (Brokers Price Opinion) that reflects the value of the property. They were not able to obtain bids because the BPO only arrived several weeks ago. Safeguard Property Management Company has been hired to obtain bids and to supervise and manage the repairs. They intend to bring the property up to code and make the repairs. He felt it would take approximately three months to get everything taken care of.

Mr. Sturdivant moved to continue the case until the June 9, 2015 meeting, seconded by Ms. Ata. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Ata, Sturdivant, Kollar. Nays: None.)

15. 910 Hackett Street (Parcel #0013681) Blade Properties, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roddy Covington. **(INSPECTOR UPHELD)**

Ms. Gray stated this property was initially inspected on April 4, 2014. A hearing was held on September 24, 2014. An Order to Repair was issued on September 29, 2014 and expired October 29, 2014. The property

did not have to be secured by the City. There are children living in the area where the property is located and a high school is nearby. There is a history of complaints to the police department.

Chair Outling asked Ms. Gray if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was April 10, 2015; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Gray stated that she agreed with these questions.

Ms. Gray stated that the list of violations include exterior walls not weatherproof; doors need to be weathertight; screens required on windows; windows need glazing; windows need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contain holes and/or breaks; exterior walls not weatherproof; exterior walls have loose or rotted material; roof drains, gutters and downspouts in disrepair; all exterior property and premises shall be maintained in a clean and sanitary condition; plumbing facilities must be maintained in a safe, sanitary condition; water heater relief valve improperly installed; unclean and unsanitary floors, ceilings and/or walls; walls have peeling, chipping or flaking paint that must be repaired, removed or covered; walls have cracked or loose plaster, decayed wood or other defective material; flooring is rotten and must be repaired; loose floor covering must be repaired or replaced; doors need to be weathertight; bathroom and bedrooms must have door and interior lock; screens required on doors; bathroom requires ventilation system when window isn't provided; exterior wood surfaces need to be maintained by painting; exterior walls contain holes and/or breaks; roof drains, gutters and downspouts in disrepair; roof has leaks; doors are difficult to operate; cracked or missing electrical outlet cover; electrical equipment needs to be properly installed and maintained; open ground outlets; carbon monoxide detector required; guardrails are loose, damaged or improperly maintained; handrails loose, damaged or improperly maintained; needs premises identification; all exterior property and premises shall be maintained in a clean and sanitary condition; missing smoke detectors.

There was no one present to speak on this property. Compliance Coordinator Benton stated that the owner contacted her earlier and would not be able to attend the meeting. They understand that there could be a ruling to uphold the Inspector for demolition in their absence. They have obtained bids for demolition and are prepared to move forward.

Mr. Sturdivant moved to uphold the Inspector, seconded by Ms. Ata. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Ata, Sturdivant, Kollar. Nays: None.)

Chair Outling stated that the property involved in this matter is located at **910 Hackett Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

16. **2403 Ellington Street** (Parcel #0016368) Evelyn G. Hodgin, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roddy Covington.
(CONTINUED UNTIL MAY 12, 2015 MEETING)
17. **902 Fir Place** (Parcel #0033223) Abbington Heights, LLC, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roddy Covington. **(INSPECTOR UPHELD)**

Ms. Gray stated this property was initially inspected on November 18, 2014. A hearing was held on January 20, 2015. An Order to Repair was issued on January 20, 2015 and expired February 19, 2015. The property did have to be secured by the City. There are children living in the area where the property is located but there is no school is nearby. There is no history of complaints to the police department.

Chair Outling asked Ms. Gray if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was April 10, 2015; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Gray stated that she agreed with these questions.

Ms. Gray stated that the list of violations include power not on at time of inspection; missing smoke detectors; heat, either gas or electric, not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; unclean and unsanitary floors, ceilings and/or walls; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; all windows shall be easily operable and capable of being held in position by window hardware; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; exterior walls shall be free of holes, breaks, and loose or rotting materials; foundation walls shall be maintained plumb and free from cracks, holes or structural defects; foundation wall ventilation not maintained or missing; roof drains, gutters and downspouts, if provided, shall be maintained in good repair and free of obstruction; all accessory structures, including detached garages, fences and walls shall be maintained structurally sound and in good repair; all handrails and guardrails shall be firmly fastened and be able to resist a load of 200 lbs. applied in any direction and shall be maintained in good condition; loose, damaged or improperly maintained handrails; deck, porch, and/or patio flooring rotten or in disrepair.

There was no one present to speak on this property. Inspector Covington spoke with the owner and advised members that the owner plans to have the Fire Department burn the property for training purposes.

Mr. Sturdivant moved to uphold the Inspector, seconded by Ms. Ata. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Ata, Sturdivant, Kollar. Nays: None.)

Chair Outling stated that the property involved in this matter is located at **902 Fir Place** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

18. 908 Fir Place (Parcel #0033224) Abbington Heights, LLC, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roddy Covington. **(INSPECTOR UPHELD)**

Ms. Gray stated this property was initially inspected on November 18, 2014. A hearing was held on January 20, 2015. An Order to Repair was issued on January 20, 2015 and expired February 19, 2015. The property did have to be secured by the City. There are children living in the area where the property is located but there is no school is nearby. There is no history of complaints to the police department.

Chair Outling asked Ms. Gray if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was April 10, 2015; the property is not a duplex or multiunit

apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Gray stated that she agreed with these questions.

Ms. Gray stated that the list of violations include power not on at time of inspection; missing and inoperable smoke detectors; carbon monoxide detector required; heat, either gas or electric, not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; unclean and unsanitary floors, ceilings and/or walls; wall structure unable to support imposed load; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; windows are required to have approved sash locking device; all windows shall be easily operable and capable of being held in position by window hardware; all windows and window frames shall be kept in sound condition, good repair and be weathertight; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; exterior walls shall be free of holes, breaks, and loose or rotting materials; deck, porch, or patio flooring is rotten or in disrepair; exterior property and premises shall be maintained in a clean and sanitary condition; electrical meter is missing a cover; all accessory structures, including detached garages, fences and walls shall be maintained structurally sound and in good repair.

There was no one present to speak on this property. Inspector Covington spoke with the owner and advised members that the owner plans to have the Fire Department burn the property for training purposes.

Mr. Kollar moved to uphold the Inspector, seconded by Mr. Sturdivant. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Ata, Sturdivant, Kollar. Nays: None.)

Chair Outling stated that the property involved in this matter is located at **908 Fir Place** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

19. 4107 Walker Avenue (Parcel #0025290) Jessica Van Hecke, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roddy Covington. **(INSPECTOR UPHELD)**

Ms. Gray stated this property was initially inspected on July 21, 2014. A hearing was held on August 12, 2014. An Order to Repair was issued on August 12, 2014 and expired September 11, 2014. The property did not have to be secured by the City. There are children living in the area where the property is located but there is no school nearby. There is no history of complaints to the police department.

Chair Outling asked Ms. Gray if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was April 8, 2015; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Gray stated that she agreed with these questions.

Ms. Gray stated that the list of violations include exposed wiring at light fixture; missing and inoperable smoke detectors; carbon monoxide detector required; plumbing facilities must be maintained in a safe, sanitary and functional condition; unclean and unsanitary floors, ceilings and/or walls; walls have peeling, chipping or flaking paint that must be repaired, removed or covered; loose floor covering must be repaired or replaced; ceiling contains holes, loose material and/or in disrepair; doors need to be weathertight; bedrooms must have a door and interior lock; screens required on windows; screens on doors should be

self-closing and latching; windows shall open and close as manufactured; windows need to be weathertight; every dwelling shall have a bathtub or shower, bathroom sink, toilet and separate kitchen sink; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls have loose or rotted material; flashing required around chimney; foundation wall has holes or cracks; roof drains, gutters and downspouts in disrepair; roof has leaks; guardrails are loose, damaged, or improperly maintained; steps are rotten or in disrepair; deck, porch and/or patio flooring rotten or in disrepair; electrical equipment needs to be properly installed and maintained; cracked or missing electrical outlet covers and switchplate covers; plumbing facilities must be maintained in a safe, sanitary and functional condition; all exterior doors and door frames shall be weathertight.

There was no one present to speak on this property. Inspector Covington indicated that he heard from the property owner a month ago and she stated plans to bring the property into compliance. He has not heard from the owner since that time.

Inspector Sheffield said that there is a permit on this property that was purchased this year; however, there have been no inspections on the permit to-date.

Mr. Kollar moved to uphold the Inspector, seconded by Mr. Sturdivant. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Ata, Sturdivant, Kollar. Nays: None.)

Chair Outling stated that the property involved in this matter is located at **4107 Walker Avenue** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

20. 4008 Sheridan Road (Parcel #0087035), Edward Harris, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Jarod LaRue. (INSPECTOR UPHELD)

Ms. Gray stated this property was initially inspected on March 20, 2014. A hearing was held on April 17, 2014. An Order to Repair was issued on April 17, 2014 and expired February 9, 2015. The property did have to be secured by the City. There are children living in the area where the property is located but there is no school is nearby. There is no history of complaints to the police department.

Chair Outling asked Ms. Gray if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was March 31, 2015; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Gray stated that she agreed with these questions.

Ms. Gray stated that the list of violations include foundation wall has holes or cracks; guardrail missing on stair, landing, balcony or walking surface more than 30 inches above grade; windows need glazing; exterior walls contain holes and/or breaks; power not on at time of inspection; missing smoke detectors; heat not on at time of inspection; water not on at time of inspection; every occupant shall dispose of garbage in a clean and sanitary manner; unclean and unsanitary floors, ceilings and/or walls; walls have cracks, holes or loose plaster, decayed wood or other defective material; rotten flooring must be repaired; bedrooms must have a door and interior lock; deck, porch and patio flooring rotten or in disrepair; screens required on doors; all

accessory structures, including detached garages, fences and walls shall be maintained structurally sound and in good repair.

Tim Jones was sworn as to his testimony in this matter. Mr. Jones, 4004 Sheridan Road, lives next door to the subject property. He stated that over the years there has been little yard maintenance at the property. There are often five to eight cars parked in the yard and there has also been trash in the yard. It is his understanding that the City has mowed the yard in the past. The owner of the subject property is in a nursing home and his daughters have indicated they have no interest in the property. He expressed concern for the possibility of a rodent infestation that might affect adjoining properties. He felt the property could not be repaired and restored to livable conditions given the amount owed on the home. He described other examples of disrepair and felt the property represented a hazard to the neighborhood and a hardship to the next door neighbors.

Staff indicated they have not heard from anyone regarding this property within the last six months. The Inspector for this case confirmed that the daughters have indicated no interest in this property.

Mr. Kollar moved to uphold the Inspector, seconded by Mr. Sturdivant. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Ata, Kollar, Sturdivant. Nays: None.)

Chair Outling stated that the property involved in this matter is located at **4008 Sheridan Road** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

21. 2005 Etta Court (Parcel #0008253) Heirs of Sherry Fuller, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal. **(INSPECTOR UPHELD)**

Ms. Gray stated this property was initially inspected on June 22, 2012. A hearing was held on January 20, 2015. An Order to Repair was issued on January 20, 2015 and expired February 19, 2015. The property did have to be secured by the City. There are children living in the area where the property is located and there is a school nearby. There is no history of complaints to the police department.

Chair Outling asked Ms. Gray if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was April 9, 2015; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Gray stated that she agreed with these questions.

Ms. Gray stated that the list of violations include cracked or missing electrical outlet covers; power not on at time of inspection; doors difficult to operate; missing smoke detector; heat not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; water heater not properly installed or maintained; dwelling shall be kept free from insect and rodent infestation; unclean and unsanitary floors and walls; walls have peeling, chipping or flaking paint that must be repaired, replaced, or covered; walls have cracks, holes or loose plaster, decayed wood or other defective material; loose floor covering must be repaired or replaced; ceilings contain holes, loose material and/or in disrepair; doors need to be weathertight; screens required on doors; screens required on windows; every window shall open and close as manufactured; windows need glazing; windows need to be

weathertight; exterior walls not weatherproof; foundation wall has holes or cracks; all exterior property and premises shall be maintained in a clean and sanitary condition; all exterior property shall be maintained free from weeds/plant growth in excess of 12 inches; unclean and unsanitary floors, ceilings and/or walls; exterior walls shall be free of holes, breaks and loose or rotting materials; holes in roof; all stairs, landings, balconies, porches, decks, ramps or other walking surfaces more than 30 inches above grade level shall have guardrails; holes in rear deck floorboards and ceiling contains holes, are rotten or in disrepair.

Inspector McDougal stated that the original property owner is deceased and the family has no interest in the home.

Mr. Kollar moved to uphold the Inspector, seconded by Mr. Sturdivant. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Ata, Kollar, Sturdivant. Nays: None.)

Chair Outling stated that the property involved in this matter is located at **2005 Etta Court** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

22. 1811 Natchez Trace (Parcel #0058823) Anthony and Lisa Hobbs, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Jarod LaRue. **(INSPECTOR UPHELD)**

Ms. Gray stated this property was initially inspected on June 6, 2014. A hearing was held on July 1, 2014. An Order to Repair was issued on July 1, 2014 and expired September 11, 2014. The property did not have to be secured by the City. There are children living in the area where the property is located but there is no school nearby. There is no history of complaints to the police department.

Chair Outling asked Ms. Gray if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was March 30, 2015; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Gray stated that she agreed with these questions.

Ms. Gray stated that the list of violations include missing smoke detectors; duct system must be capable of performing required function; electrical equipment needs to be properly installed and maintained; all appliances shall be capable of performing the intended function; unclean and unsanitary floors, ceilings and/or walls; exposed wiring at light fixture; bedrooms must be an interior lock; guardrails are missing on back porch; handrail is missing on front porch; exterior walls contain holes and/or breaks; roof drains, gutters and downspouts in disrepair.

There was no one present to speak on this property.

Inspector LaRue has not heard from the owner since they vacated the property. However, he heard from the bank holding the mortgage on the property several months ago. He was uncertain if a foreclosure process was under way.

Chair Outling referred to a letter in the agenda packet from Emily Bell and Vincent Yeagy, neighbors of the property owner. The letter stated that neighbors have had to endure garbage and other ill effects since the current property owner moved into the property.

Mr. Sturdivant moved to uphold the Inspector, seconded by Mr. Kollar. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Ata, Kollar, Sturdivant. Nays: None.)

Chair Outling stated that the property involved in this matter is located at **1811 Natchez Trace** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

23. 1103 Gregory Street (Parcel #0005647) Rodney and Angela Womack, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Roy McDougal. **(INSPECTOR UPHELD)**

Ms. Gray stated this property was initially inspected on April 28, 2014. A hearing was held on November 18, 2014. An Order to Repair was issued on February 11, 2015 and expired March 12, 2015. The property did have to be secured by the City. There are children living in the area where the property is located but there is no school nearby. There is no history of complaints to the police department.

Chair Outling asked Ms. Gray if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was April 14, 2015; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Gray stated that she agreed with these questions.

Ms. Gray stated that the list of violations include cracked or missing electrical outlet and switchplate covers; electrical equipment needs to be properly installed and maintained; power not on at time of inspection; doors difficult to operate; missing or inoperable smoke detector; carbon monoxide detector required in house; all appliances shall be capable of performing the intended function; heat not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; equipment provided by owner must be in working condition; unclean and unsanitary floors, ceilings and/or walls; ceilings contain holes, loose material and/or in disrepair; bedroom must have a door and interior lock; screens on doors should be self-closing and latching; windows need glazing; doors difficult to operate; electrical outlet weather cover missing; exterior wood surfaces need to be maintained by painting or other protective coating; all mechanical appliance shall be properly installed and maintained in a safe working condition and capable of performing intended function; exterior wood surfaces need to be maintained by painting or other protective coating; guardrails are loose, damaged or improperly maintained; handrails are loose, damaged or improperly maintained; steps are rotten or in disrepair; all accessory structures shall be maintained structurally sound and in good repair.

Angela Womack, Greensboro, North Carolina, stated that neither she nor her husband have interest in the property. Due to finances, her desire is that the bank can have the property or it can be torn down. She has no plans to repair the property.

Mr. Kollar moved to uphold the Inspector, seconded by Mr. Sturdivant. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Ata, Kollar, Sturdivant. Nays: None.)

Chair Outling stated that the property involved in this matter is located at **1103 Gregory Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been

properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

24. 1112 Lexington Avenue (Parcel #0005791) Gilfred Fray, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal.
(CONTINUED UNTIL MAY 12, 2015 MEETING)

Ms. Gray stated this property was initially inspected on August 8, 2014. A hearing was held on September 2, 2014. An Order to Repair was issued on September 4, 2014 and expired October 3, 2014. The property did not have to be secured by the City. There are children living in the area where the property is located but there is no school nearby. There is no history of complaints to the police department.

Chair Outling asked Ms. Gray if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was April 10, 2015; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Gray stated that she agreed with these questions.

Ms. Gray stated that the list of violations include electrical equipment needs to be properly installed and maintained; carbon monoxide detector required; doors difficult to operate; windows not readily accessible in case of emergency; unclean and unsanitary floors, ceilings and/or walls; ceiling contains holes, loose material and/or in disrepair; ceiling contains holes, loose material and/or in disrepair; loose floor covering must be repaired or replaced; rotten roof sheathing; structural members of roof not able to support nominal load; bathroom must have a door and interior lock; locks not maintained or missing from windows; screens required on windows; every window shall open and close as manufactured; windows need glazing; windows need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls have loose or rotted material; exterior walls have loose or rotted material; roof drains, gutters and downspouts in disrepair; roof has leaks; ceiling contains holes, rotten or is in disrepair; deck, porch and/or patio flooring rotten or in disrepair; all exterior property shall be maintained free from weeds/plant growth in excess of 12"; all sidewalks, walkways, driveways, stairs, and parking spaces shall be maintained; and premises identification is needed.

Jill Freeman, 1414 Sweetbriar Court, High Point, North Carolina, informed members that Mr. Fray, the owner, has submitted an application for the City of Greensboro Housing Rehabilitation Program. The City is waiting for additional information to be provided on some legal issues which should take about two weeks. A determination will be made when all the information has been received. She felt that the application was likely to be approved once the issues are resolved.

Inspector McDougal said that Mr. Fray has had two hip replacements and asked the City to speak for him on this matter.

Ms. Ata moved to continue this case until the May 12, 2015 meeting, seconded by Mr. Sturdivant. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Ata, Kollar, Sturdivant. Nays: None.)

25. 1322 Bothwell Street (Parcel #0014290) **Chapter 17 Case-Abandoned Structure** – Daybreak Assisted Living of Greensboro, LLC, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Don Sheffield. **(INSPECTOR UPHELD)**

Ms. Gray stated this property was initially inspected on February 26, 2013. A hearing was held on October 31, 2014. An Order to Repair was issued on November 20, 2014 and expired February 4, 2015. The property did have to be secured by the City. It is unknown if there are children living in the area where the property is located. There is no school nearby. There is a history of complaints to the police department.

Chair Outling asked Ms. Gray if the pictures that were being shown were a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was last week; and the property is not a duplex or multiunit apartment. Ms. Gray stated that she agreed with these questions. Inspector Sheffield explained that this is being handled under Chapter 17 General Statutes.

Ms. Gray stated that this is a commercial building deemed unsafe and abandoned by the building Inspector that falls under Rules for Abandoned Buildings found under Statute 160 A-429 and City of Greensboro Ordinance Section 17-26 through 17-29 and is declared unsafe under 11-10 C. The current condition meets one or more the following conditions: (1) It constitutes a fire or safety hazard; (2) It is dangerous to life, health, or other property; and (3) It is likely to cause or contribute to blight, disease, vagrancy, or danger to children or has a tendency to attract persons intent on criminal activity or other activities which would constitute a public nuisance.

Inspector Sheffield stated this is a foreclosed property. The bank has no interest in the property.

Officer Roberts, Greensboro Police Department, 100 Police Plaza, commented on the high number of calls to the police department regarding this property. The property is an illegal dump site, the property has to be periodically boarded back up, and it has been in disrepair for a long time. The community wants the building out of the area.

Mr. Kollar moved to uphold the Inspector, seconded by Mr. Sturdivant. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Ata, Kollar, Sturdivant. Nays: None.)

Chair Outling stated that the property involved in this matter is located at **1322 Bothwell Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question is a fire hazard, contributes to blight, and attracts criminal activity or the like. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

RESCINDED CASES:

- 26. 1013 Union Street** (Parcel #0005897) Capital Facilities Foundation, Inc., Owner. In the Matter of Order to Repair, Alter or Improve Structure. Roddy Covington. **(RESCINDED)**

Mr. Kollar moved to rescind 1013 Union Street, seconded by Mr. Sturdivant. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Ata, Kollar, Sturdivant. Nays: None.)

- 27. 807 Garrett Street** (Parcel #0025991) Custom Property Development, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Roddy Covington. **(RESCINDED)**

Ms. Ata moved to rescind 807 Garrett Street, seconded by Mr. Sturdivant. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Ata, Kollar, Sturdivant. Nays: None.)

ADJOURNMENT:

There being no further business before the Group, the meeting adjourned at 3:40 p.m.

Respectfully submitted,

Justin Outling
Chairman, City of Greensboro Minimum Housing Standards Commission

JO: sm/jd